



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 212-009112335-00000-00038
Date Received: 1/30/12
Application Accepted By: S. Pine Fee: \$3200
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1158 West Third Avenue Zip 43212
Is this application being annexed into the City of Columbus ☐ Yes ☐ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-065643-00

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) M2 Requested Zoning District(s) CPD

Recognized Area Commission Area Commission or Civic Association Fifth by NW Area Commission

Proposed Use or reason for rezoning request: Mixed Commercial, CPD, For Development

(continue on separate page if necessary)

Proposed Height District: Existing 35'-0" Acreage 0.8233
[Columbus City Code Section 3309.14]

APPLICANT:

Name Robert E. Caudy
Address 3377 Cemetery Road City/State Hilliard, Ohio Zip 43026
Phone # 614-315-3230 Fax # 614-545-4265 Email bob.caudy@yahoo.com

PROPERTY OWNER(S):

Name R&KC Adventures LLC
Address P.O. Box 12505 City/State Columbus, Ohio Zip 43212
Phone # 614-315-3230 Fax # 614-545-4265 Email bob.caudy@yahoo.com
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Robert E. Caudy
PROPERTY OWNER SIGNATURE Robert E. Caudy, owner R&KC Adventures LLC
ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert E. Caudy

of (1) MAILING ADDRESS 3377 Cemetery Road Hilliard, Ohio 43026

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1158 West Third Avenue Columbus, Ohio 43212

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1/30/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) R&KC Adventures LLC

P.O. Box 12505

Columbus, Ohio 43212

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Robert E. Caudy

614-315-3230

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) _____

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List** or the **County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27 day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Robert E. Caudy
(8) W. J. [Signature]

This Affidavit expires six months after date of notarization.



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APPLICANT

Robert E. Caudy
3377 Cemetery Rd.
Hilliard, OH 43026

PROPERTY OWNER

R&KC Adventures LLC
P.O. Box 12505
Columbus, OH 43212

AREA COMMISSION

5th by Northwest AC c/o Zoning Chair
1635 B Grandview Avenue
Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

KMS Equities LTD
1271 Virginia Ave.
Columbus, OH 43212

Corelogic
2500 Westfield Dr. Ste 102
Elgin, IL 60124

Tony Penzone SU-TR
10202 Windsor Way
Powell, OH 43065

Red Light Ltd
1171 W. 3rd Ave.
Columbus, OH 43212

Fausto & Anita Sbrochi
1309 Eastview Ave.
Columbus, OH 43212

Elizabeth Foster
1303 Eastview Ave
Columbus, OH 43212

Joseph & Alane Pelgrino
1405 N. Star Ave.
Columbus, OH 43212

Columbia Gas of Ohio Inc.
200 Civic Center Dr. P.O. Box 117
Columbus, OH 43216

Kimberly Eyler & Joseph Vangundy
1306 Virginia Ave.
Columbus, OH 43212

Kimberly Eyler & Joseph Vangundy
1308 Virginia Ave.
Columbus, OH 43212

Christopher Vitagliano & Erin Teare
1312 Virginia Ave.
Columbus, OH 43212

Brian McCourt
1318 Virginia Ave.
Columbus, OH 43212

Brad Nicora
1317 Virginia Ave.
Columbus, OH 43212

John Thurness
1313 Virginia Ave.
Columbus, OH 43212

Michael & Sally Eckhardt
1307 Virginia Ave.
Columbus, OH 43212

Larry Woods & Anita Meyer
4234 Goldenseal Way
Hilliard, OH 43026

John & Jessica Keller
1308 Eastview Ave.
Columbus, OH 43212

Amy Hughes
1267 Virginia Ave.
Columbus, OH 43212

West Third Avenue Church LLC
2925 Wellesley Dr.
Columbus, OH 43221

Hedges Properties Inc
6 White Cap Ct.
Salem, SC 29676

Nick & Carolyn Panzera
1100 Fairview Ave.
Columbus, OH 43212

Jo Joe Properties LLC
944 W 5th Ave.
Columbus, OH 43212

Josephine Fortin
1132 W. 3rd Ave.
Columbus, OH 43212

Blare Corp Family LP
1165 W. 3rd Ave.
Columbus, OH 43212

Donald & Anna Compton
1100 Upline Ave.
Columbus, OH 43212

Vallhill Properties LLC
1196 W. 3rd Ave.
Columbus, OH 43212



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 212-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert E. Caudy
of (COMPLETE ADDRESS) 3377 Cemetery Road Hilliard, Ohio 43026

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Robert E. Caudy 3377 Cemetery Road Hilliard, Ohio 43026 614-315-3230	2. Kristin L. Caudy 3377 Cemetery Road Hilliard, Ohio 43026 614-306-0665
3. R&KC Adventures LLC P.O. Box 12505 Columbus, Ohio 43212 0 Columbus based employees Robert E. Caudy, 614-315-3230	4. Village Gate Animal Hospital & Pet Resort 1158 West Third Avenue Columbus, Ohio 43212 18 Columbus based employees Robert E. Caudy, 614-315-3230

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert E. Caudy

Subscribed to me in my presence and before me this 27 day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Toni L. Quest

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.



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CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 1158 West Third Avenue, Columbus, Ohio 43212
OWNER: R&KC Adventures LLC
APPLICANT: Robert E. Caudy (owner of R&KC Adventures LLC)
DATE OF TEXT: January 27, 2012
APPLICATION: 212-009

1. **INTRODUCTION:** The site is located on the north side of West Third Avenue between Eastview Avenue and Virginia Avenue. There is an existing building with entrances off of Eastview Avenue and Virginia Avenue. The site is zoned M2, Manufacturing District, but received council variances (Council Variance #: CV05-043, file #: 1481-2005) allowing an unlimited veterinarian practice with an outdoor therapeutic area, along with accessory pet daycare, boarding and grooming uses with existing off-street parking conditions. This CPD request will carry over all of the variances that were approved by CV05-043, and adds appropriate commercial uses.
2. **PERMITTED USES:** Any use permitted in Chapter 3356 (C-4 Regional Scale Commercial District) of the Columbus City Code, except Billboards, Bars, Cabarets, Night Clubs, Restaurants, Drive-in Motion Picture Theater, Motion Picture Theater, and Skating Rink.
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text, the applicable development standards are contained in Chapter 3356 (C-4 Regional Scale Commercial District) of the Columbus City Code.
 - A. **Density, Height, Lot and/or Setback Requirements**
 1. Building setback along West Third Avenue shall be a minimum of twelve (12) feet.
 2. Parking setback along West Third Avenue shall be a minimum of ten (10) feet.
 3. Building setback along Virginia Avenue shall be a minimum of twenty-five (25) feet.
 4. Parking setback along Virginia Avenue shall be a minimum of five (5) feet.
 5. Building setback along Eastview Avenue shall be a minimum of twenty-five (25) feet.
 6. Parking setback along Eastview Avenue shall be a minimum of zero (0) feet.
 - B. **Building Design and/or Interior-Exterior Treatment Commitments**

N/A

C. Graphics

1. All new graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variances to those requirements will be submitted to the Columbus Graphics Commission for consideration.

D. Miscellaneous

1. Variances

- a) Section 3312.21B.1. Off-Street Parking and Loading, Landscaping and Screening: to require no new landscaping and allow existing paving between right-of-ways and the parking setback lines on the site.
- b) Section 3312.21B.3. Off-Street Parking and Loading, Landscaping and Screening: to require no new screening of any portion of the existing parking lots at the site located within eighty (80) feet of residentially zoned property.
- c) Section 3312.49 Off-Street Parking and Loading, Minimum Numbers of Parking Spaces Required: to allow the existing twenty-seven (27) parking spaces to satisfy the minimum number of parking spaces required for permitted uses under Chapter 3356 C-4 Regional Scale Commercial District, of the Columbus City Code
- d) Section 3356.05F.2. C-4 Regional Scale Commercial District Development Limitations, Outdoor Therapeutic Exercise Areas for Veterinarians (unlimited practice): to allow outdoor exercise areas on the site that are located less than 100 feet from adjacent residentially zoned districts.

2. CPD Criteria

- a) Natural Environment: The site is currently developed with a single building.
- b) Activities: The proposed development will provide commercial options for the surrounding commercial and residential neighborhoods.
- c) Behavior Patterns: Existing development in the area has established vehicular and pedestrian patterns for the area.
- d) Circulation: The site will have access to West Third Avenue, Eastview Avenue, Virginia Avenue and the alley adjacent to the site.
- e) Emission: The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he/she fully understands and acknowledges that none of the foregoing restrictions, conditions or

commitments shall in any manner act to negate, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

Signature: _____ Date: _____

212-009



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s **DATE: 1/27/12**



Disclaimer

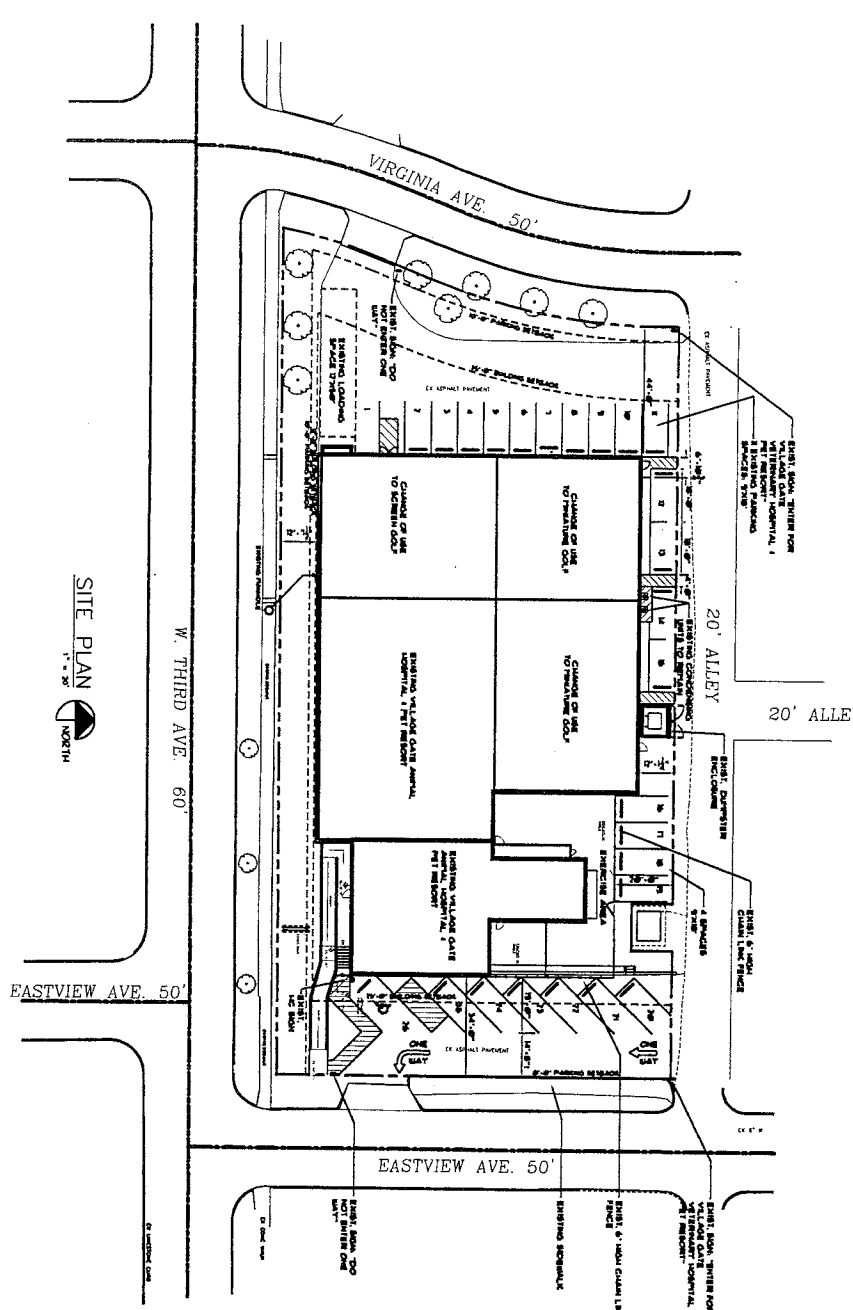
Scale = 100

Grid North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

SITE PLAN
1" = 30'
NORTH



- GENERAL INFORMATION**
1. ZONING DISTRICT: RESIDENTIAL COMMERCIAL TO C-20
 2. SITE AREA: 0.24 ACRES
 3. EXISTING BUILDING: 11,728 SF EXISTING
 4. EXISTING BUILDING HEIGHT: 25'-0" (25'-0" MAX)
 5. EXISTING BUILDING: 23 SPACES
 6. EXISTING BUILDING: 9'-0" x 10'-0"
 7. LOTLINE FOR THE BUILDING LOT AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE, SECTION 334.12.
 8. THE SURFACE OF THE NEW BUILDING LOT SHALL BE ADJUSTED TO CONFORM WITH SECTION 334.12.
 9. THE SURFACE OF THE NEW BUILDING LOT SHALL BE ADJUSTED TO CONFORM WITH SECTION 334.12.
 10. STORMWATER AND SEWERAGE OF THE BUILDING LOT SHALL BE IN ACCORDANCE WITH SECTION 334.13.
 11. SITE IS IN FLOOD ZONE "X", AND FROM LOWEST
 12. DRAINAGE SHALL COMPLY WITH SECTION 334.13.
 13. ALL NEW CONSTRUCTION SHALL BE SETBACK A MINIMUM OF 10' FROM ALL LINES.

212-009

<p>DATE: 12/02/2012</p> <p>SP1</p>	<p>Renier Construction 2164 Citygate Drive, Columbus, Ohio 43219 (614) 866-4580 Fax: (614) 866-0115 www.Renier.com</p>	<p>DATE: JANUARY 24, 2012</p> <p>REVISION: 1</p> <p>REVISION: 2</p> <p>REVISION: 3</p>	<p>JH ARCHITECTS, INC. 11200 Blue Drive Columbus, Ohio 43240 P.O. Box 10000 Columbus, Ohio 43210</p>	<p>VILLAGE GATE ANIMAL HOSPITAL & PET RESORT, LLC. 1158 West Third Avenue Columbus, Ohio</p>
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1158 West Third Avenue
Approximately 0.82 acres
M-2 to CPD



Z12-009

1158 West Third Avenue
Approximately 0.82 acres
M-2 to CPD



Z12-009

1158 West Third Avenue
Approximately 0.82 acres
M-2 to CPD



Z12-009